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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

BANK OF AMERICA, N.A. ASSIGNEE WILMINGTON SAVINGS FUND SOCIETY, FSB, DOING BUSINESS AS CHRISTIANA TRUST, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR BCAT 2015-14ATT

vs.

KIEN VAN SAM; ALLIANCEONE RECEIVABLES MGM INC.; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL
PROPERTY**

CAUSE # 15-2-04921-6 SEA

JUDGMENT RENDERED ON 07/29/2015
ORDER OF SALE ISSUED: 08/30/2016
DATE OF LEVY: 10/04/2016

TO: KIEN VAN SAM; (IN REM), JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

2019 SOUTH MAIN STREET, SEATTLE, WA 98144

LOT 5, BLOCK 22, HILL TRACT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 42, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 16 FEET THEREOF CONVEYED TO THE CITY OF SEATTLE FOR ALLEY BY DEED RECORDED UNDER RECORDING NO. 605134.

TAX PARCEL NO. 331950-0950.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: NOVEMBER 28, 2016
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$561,332.70** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on July 28, 2017.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JULY 28, 2017, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
ROBINSON TAIT, P.S.
901 FIFTH AVENUE
SUITE 400
SEATTLE, WA 98164
(206) 676-9640